

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on November 3, 2015 at 9:00 a.m. in the County Council Chambers, 212 South Bond Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Moe Davenport	Chairman, DAC
Patrick Jones	Soil Conservation District
Julie Mackert	Health Department
Mike Rist	DPW Engineering
Eric Vacek	Planner, Development Review

Also attending the meeting:

Rich Dyer, Morris & Ritchie Associates, Inc.
Ryan Dear, Verizon Wireless

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. Today's meeting will be recorded.

BROCKS WAY – VERIZON WIRELESS TOWER

Located on the north side of Sharon Road; west of Rocks Road (Route 24). Tax Map 33; Parcel 199. First Election District. Council District D. BOA 5830. Planner Eric.

Plan No.	S15-087	Construct 199' monopole w/compound; 66.52 acres; AG
Received	10-02-15	Joseph M & Mary S Kruse/Cellco Partnership d/b/a/Verizon Wireless/Morris & Ritchie Associates, Inc.

Rich Dyer with Morris & Ritchie Associates, Inc. presented the plan: Verbatim Transcript

My name is Rich Dyer and I am a Civil Engineer with Morris Ritchie Associates. I'm the engineer that prepared these plans for Verizon Wireless. Just to give you a little background here. Verizon Wireless is proposing a new telecommunications facility at the south west portion of the property owned by Joseph and Mary Kruse, which is approximately 66.52 acres and is zoned agricultural. It is tough to see but right down in this area there is an existing AT&T Site adjacent to the compound that is currently served by a gravel access drive that stops at the AT&T compound. We are proposing to extend that gravel access drive making it 10 feet wide to the new Verizon compound. So here we have the new compound laid out, measuring approximately 46' x 28' which contains Verizon Wireless' proposed shelter and the 199' monopole as shown here in elevation that is going to support Verizon's antenna's which at the center will be 195'. We also have some other details relating to the sites that are shown here; the generators, some shelter details, the proposed propane tank being installed at this site. Gently fence details around the compound. Approximately 8' tall chain link fence and some access drive and paving for the gravel compound itself.

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Soil Conservation District – Patrick Jones

As the disturbance is less than 5,000 square feet I have no comment at this time.

Health Department – Julie Mackert

The Harford County Health Department has reviewed and approved the references Site Plan. The site is located on the north side of Sharon Road, west of Rocks Road (Route 24). The plan proposes to construct a 199 ft. monopole with compound. The unit will be unoccupied and does not require on-site facilities and control dust during the construction of this project.

The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

DPW – Engineering – Mike Rist

New Series Required – No

Sediment Control and Stormwater Management must be addressed if land disturbing activities exceed 5,000 square feet.

The entrance onto Sharon Road shall be paved from the edge of the road to the right of way line. An Access Permit is required.

Department of Planning and Zoning – Eric Vacek

All conditions of Board of Appeals Case No. 5830 (Joseph and Mary Kruse and Verizon Wireless) shall remain applicable to this project.

The Department of Planning & Zoning has approved the Forest Stand Delineation/Forest Conservation Plan (FSD/FCP 15-007-1) for its conformance with the Harford County Forest and Tree Conservation Regulations. A total of 0.036 acres of afforestation shall be required for this project. The afforestation will be satisfied in the form of individual tree plantings.

An elevation certificate will be required at the time of permit application for the proposed structure. The elevation certificate will need to verify the elevations of the tower, and the steel grated platform that the equipment cabinets will be housed on.

This project must meet the provisions stated in the Telecommunications Facilities section of the Harford County Development Regulations. Communications towers shall be utilized continuously for wireless communications. In the event that a communications tower ceases to be used for wireless communications for a period of six (6) months, the approval will be revoked. In the event that the Director of Planning is presented with evidence that further viability of the tower is imminent, the Director of Planning may grant one (1) extension of the approval for a period not to

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exceed 6 months beyond the revocation of the use. The applicant shall take all necessary steps to dismantle the tower and remove and dispose of all visible remnants and materials from the subject parcel within 90 calendar days after termination. The applicant shall ensure removal of the tower and all associated accessory structures by posting an acceptable monetary guarantee with the County on forms provided by the Department of Planning and Zoning. The guarantee shall be submitted prior to the issuance of a building permit and shall be for an amount equal to a cost estimate approved by the Director of Planning for the removal of the tower, plus a 15% contingency. The surety and agreement shall be submitted prior to, or along with a building permit application.

Department of Emergency Services – Eric Vacek reported for Robin Wales

To prevent confusion this plan must be renamed due to six additional properties addressed to Brocks Way and a private road named Brocks Way which are in close proximity to this proposed site. The towering compound will be addressed 2755 Sharon Road, this address will work if available, displayed properly and approved by the Department of Planning & Zoning.

Department of Emergency Services is requesting the building to display “10-12” address numbers including street name. Also, label the rear entrances so correct entry will be made.

On the site plan, “Public safety wireless radio communications inside a building is essential to the safety of those occupying the structure as well as fire, law enforcement and emergency medical providers responding to a call for help. Buildings that are greater than 5,000 square feet, higher than 50 feet, contain underground storage or parking and are constructed of materials that impede wireless radio signals that may adversely affect the response of public safety providers. Please consider including wiring, electrical connections and other infrastructure that may be needed for an in-building 800 MHz amplifier. Department of Emergency Services will test coverage in your facility once construction is finished. Call 410-638-4900 for this assistance.”

Emergency Services must have a list of at least 3 (three) emergency contacts for notification, response, and securing purposes if the facilities are not in operation 24 hours a day.

Public Comments:

No one from the public attended the meeting.

Meeting adjourned at 9:10 am